



ESTES PARK
COLORADO

Estes Valley Construction Plans



Revision Date: December 2012

WHAT ARE CONSTRUCTION PLANS?

Construction Plans are detailed sets of plans that show how a property is going to be developed. Construction plans are prepared by your engineer in conjunction with development plan or subdivision approval, typically near the end of the review process.

Construction plans include specific engineering details such as spot elevations, curb/gutter detail, stormwater and erosion control, paving details, utility details, and items such as ADA ramps, signs and pavement markings.

WHY DO I NEED TO PROVIDE THESE?

Construction plans are the detailed drawings used to develop a site.

Contractors use these plans to provide accurate bids, project managers use these to supervise construction and note changes as they occur, sub-contractors use these to know what to build, and inspectors use them to know what specifications to inspect to.

When properly followed, good construction plans minimize changes in the field, which helps your project come in on time and on budget.

ENGINEER REQUIRED

Construction plans must bear a professional engineer's stamp. You should keep this same design engineer available throughout the construction process so they can provide as-built plans at the end of the project.

FORMAT

Construction plans must be submitted in the following formats:

- 1) .PDFs.
- 2) 11"x17" (one set)
- 3) 24"x36" (check with the Community Development Department for number of copies required).

REVIEW PROCESS

You will submit your construction plans to the Community Development Department, who will route the plans to affected agencies and consolidate comments for you.

Initial review takes two weeks. *Approval may take several iterations; plan accordingly.*

DESIGN STANDARDS

Please refer to Appendix D of the Estes Valley Development Code for road design standards. The Larimer County Road standards are incorporated therein.

Stormwater systems must be designed to the Larimer County Stormwater Manual.

Please contact utility providers directly for their design standards. Some providers have construction details available in digital format, which means your design engineer can copy those details into the construction plans, saving you time and money.

PRE-CONSTRUCTION MEETING

After construction plans have been approved but before work begins, you will need to schedule and attend a pre-construction meeting (see 'Pre-Construction Meeting' handout).

This meeting is between the public works department, utility providers, planning staff, and your representatives. You should have your project manager, engineer, excavator, and general contractor available for this meeting.

AS BUILT PLANS

After your project is complete, you will need to provide as-built plans (see 'As Built Plans' handout). These must document the site was built to comply with the approved construction plans, and variations may lead to delays in reduction of guarantee or issuance of certificates of occupancy.

Because of this, your project manager should be closely involved with the project from start to finish.

Staff recommends you retain your design engineer throughout the process so they can document compliance with the construction plans.

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